



September 21, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Scott Collins  
Valencia Communities, Inc.  
11424 Rancho Portena  
Las Vegas, Nevada 89138

RE: SDR-4004 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 7, 2004  
Related to GPA-4000, VAR-4005 & ZON-4003

Dear Mr. Collins:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 16303-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. The eastern lots shall be expanded in size by the elimination of the open space shown on this current site plan. Any reduction of mandatory open space shall require the approval of a Variance by the Planning Commission.
2. A General Plan Amendment (GPA-4000) to an L (Low Density Residential) land use designation, a Rezoning [ZON-4003] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District and a Variance (VAR-4005) to allow R-PD zoning to be applied to a site smaller than five acres, approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan dated 6/18/04 and building elevations submitted 7/7/04, except as amended by conditions herein.

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18112-101-604

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5. The standards for this development shall include the following: minimum distance between buildings of 6 feet and building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side or corner side and 25 feet in the rear (first story) or 35 feet in the rear (second story).
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to meet open space, setbacks, driveway lengths and handicap parking requirements per Code as agreed to by the applicant.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
16. All development shall be in conformance with the site plan and building elevations, date stamped 06/17/04, except as amended by conditions herein.

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Public Works

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Driveways shall have a minimum ingress and egress radius of 25-feet unless otherwise allowed by the City Traffic Engineer.
18. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
19. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
20. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Site development to comply with all applicable conditions of approval for ZON-4003 and all other subsequent site-related actions.
23. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. Approval of this Site Development Plan does not constitute approval of any deviations.
24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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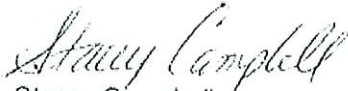
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25. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

Sincerely,



Stacey Campbell  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Deputy Director  
Planning and Development Department

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. William Childs  
Redrock Engineering  
2001 South Rainbow Boulevard, Suite K  
Las Vegas, Nevada 89146

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